



Medical Center - Office

3529 Firestone Blvd, South Gate, CA 90280

fred sanchez

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Medical Center - Office

Negotiable

South gate office space Available office spaces: -2800 sf office / medical office (rent ready professional office space) -1500 sf office/ medical office (needs more improvement/ remodeling) These spaces are divisible into smaller spaces

Total Space Available:	N/A
Rental Rate:	Negotiable
Min. Divisible:	800 SF
Max. Contiguous:	3,500 SF
Property Type:	Office
Property Sub-type:	Office Building
Building Size:	8,936 SF
Building Class:	C
Year Built:	1946
Lot Size:	21,398 SF



Space 1

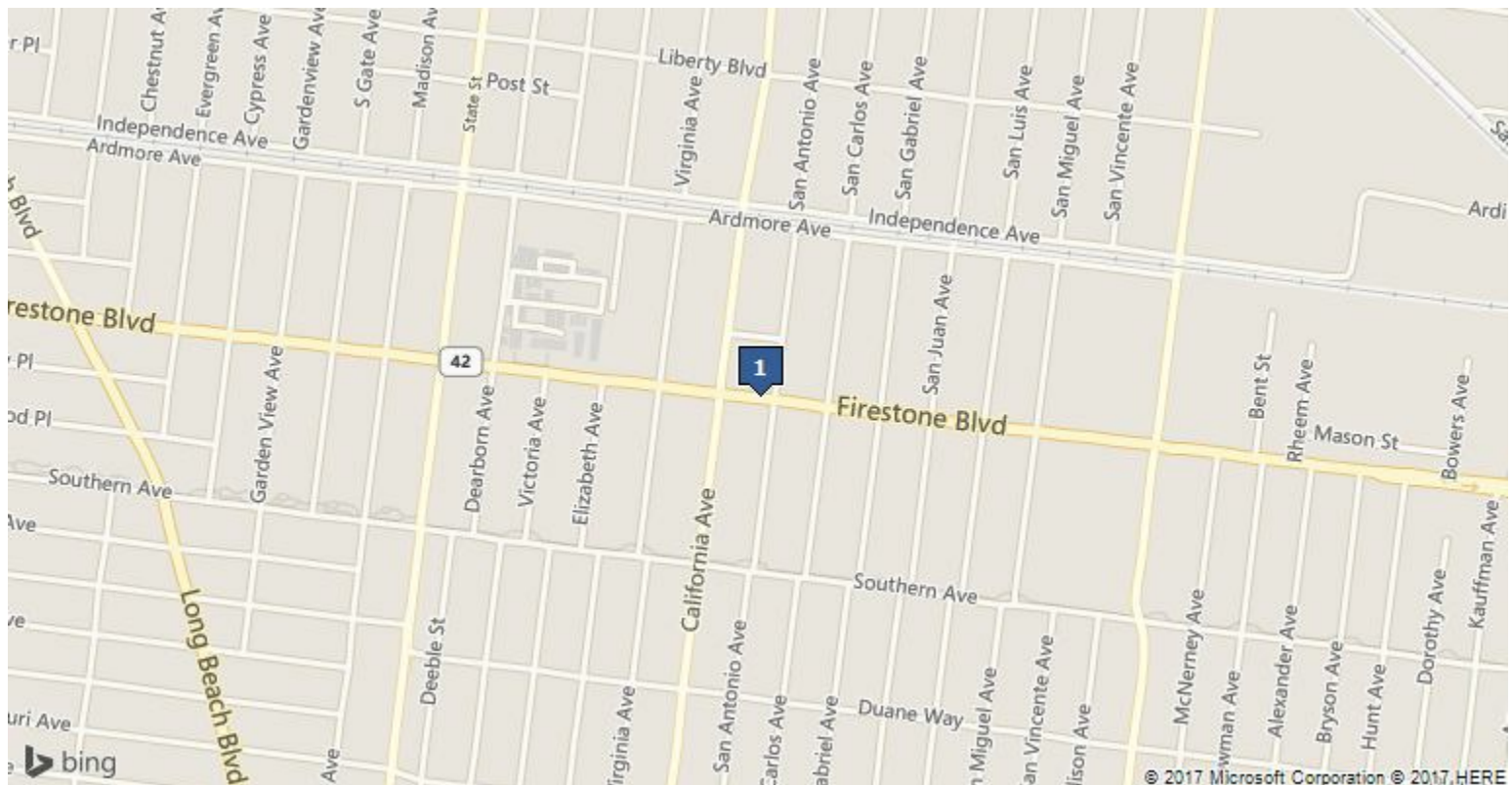
Space Available	3,000 SF
Rental Rate	Negotiable
Space / Lot Type	Office Building
Additional Space / Lot Types	Medical Office
Min. Divisible	1,500 SF
Max. Contiguous	3,500 SF
Lease Type	Modified Gross
Date Available	Jan 2017
Lease Term	60 Months
Pct. Procurement Fee	3.00%

Former Dental Office. Can be used as Office, Medical, Dental Reception, waiting room, 8 private offices / patient exam rooms, conference room, breakroom, storage area, meeting room

Space 8693 San Antonio

Space Available	1,500 SF
Rental Rate	Negotiable
Space / Lot Type	Medical Office
Min. Divisible	800 SF
Pct. Procurement Fee	3.00%

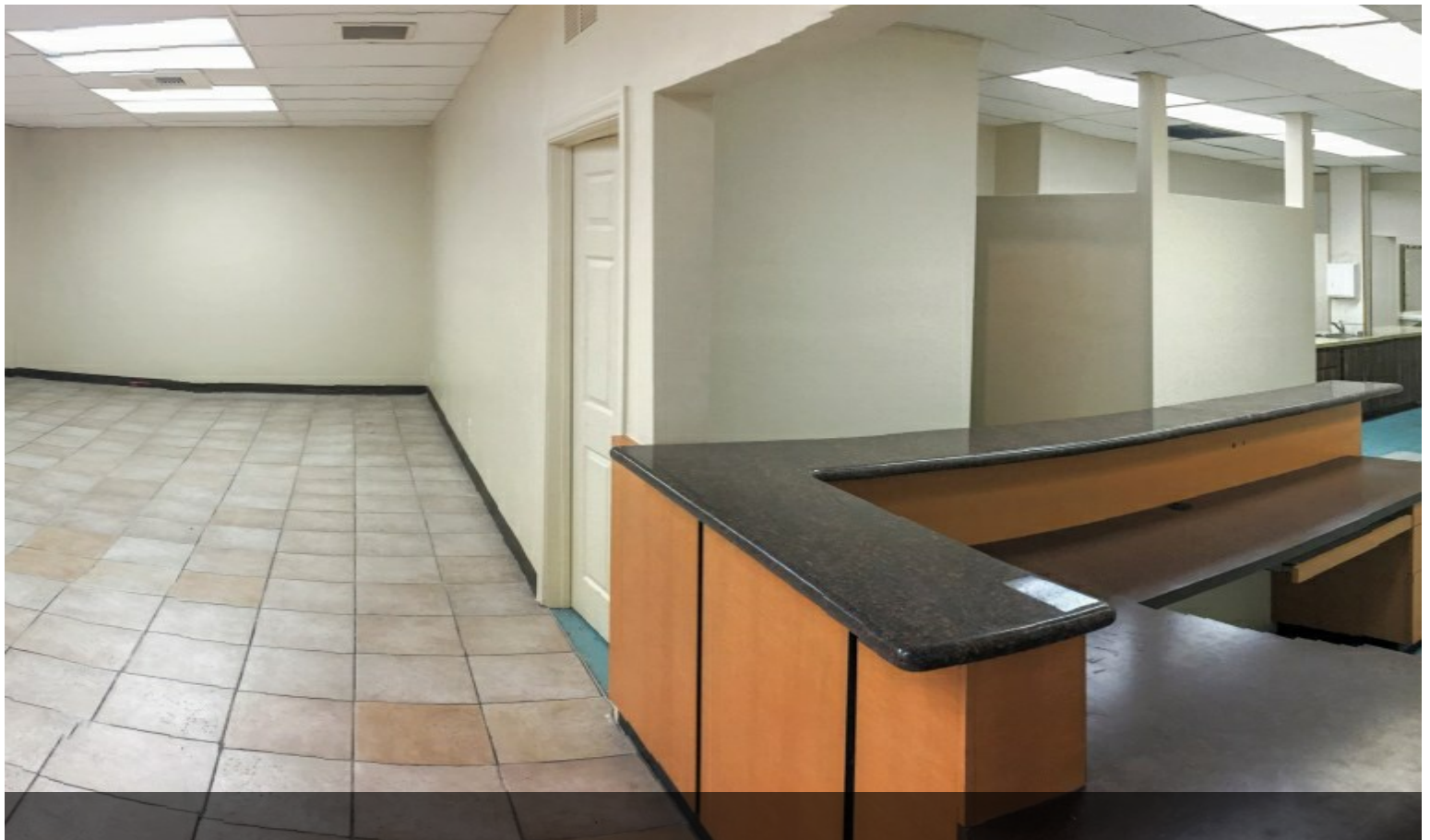
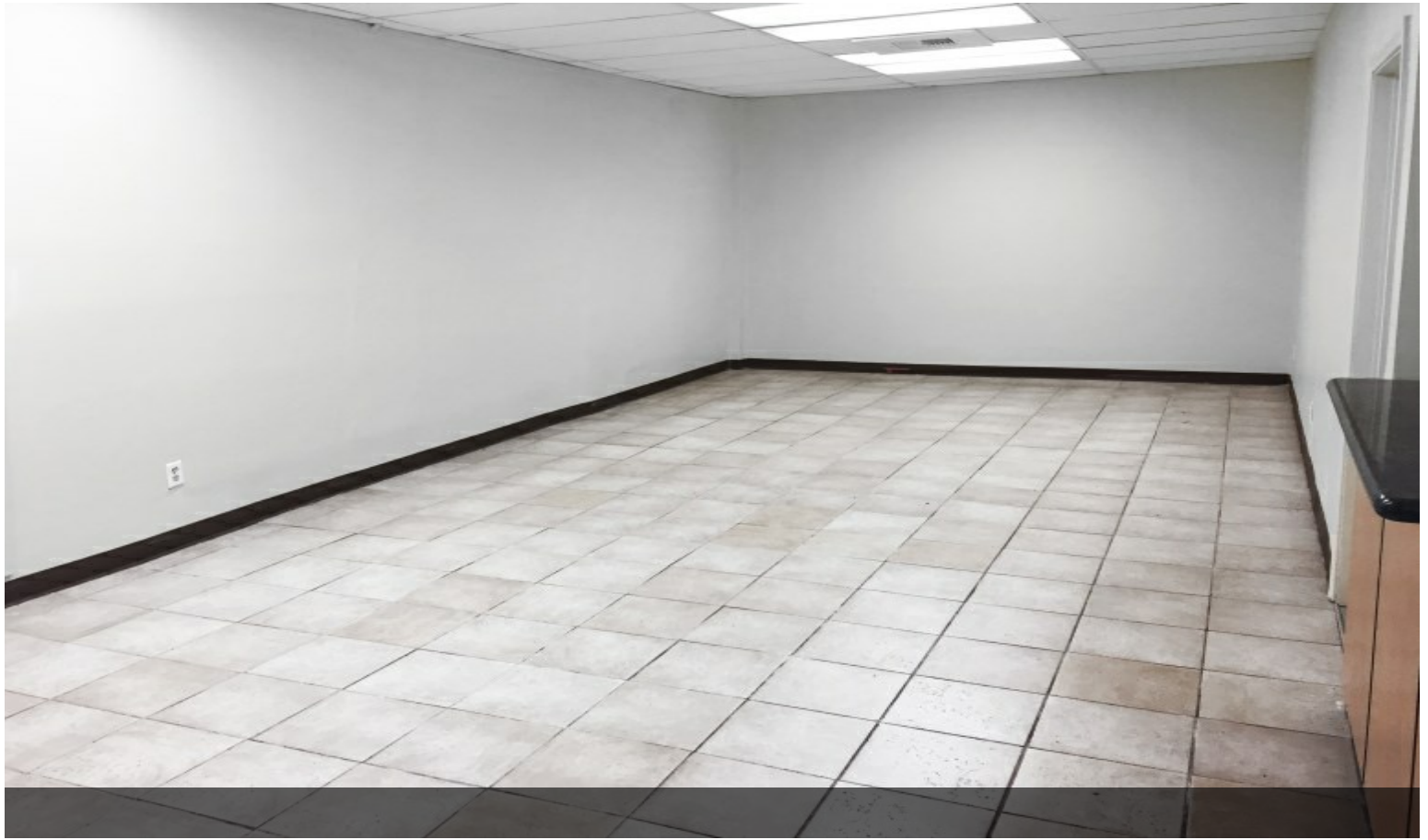
Rear unit Office/ Medical Office Space



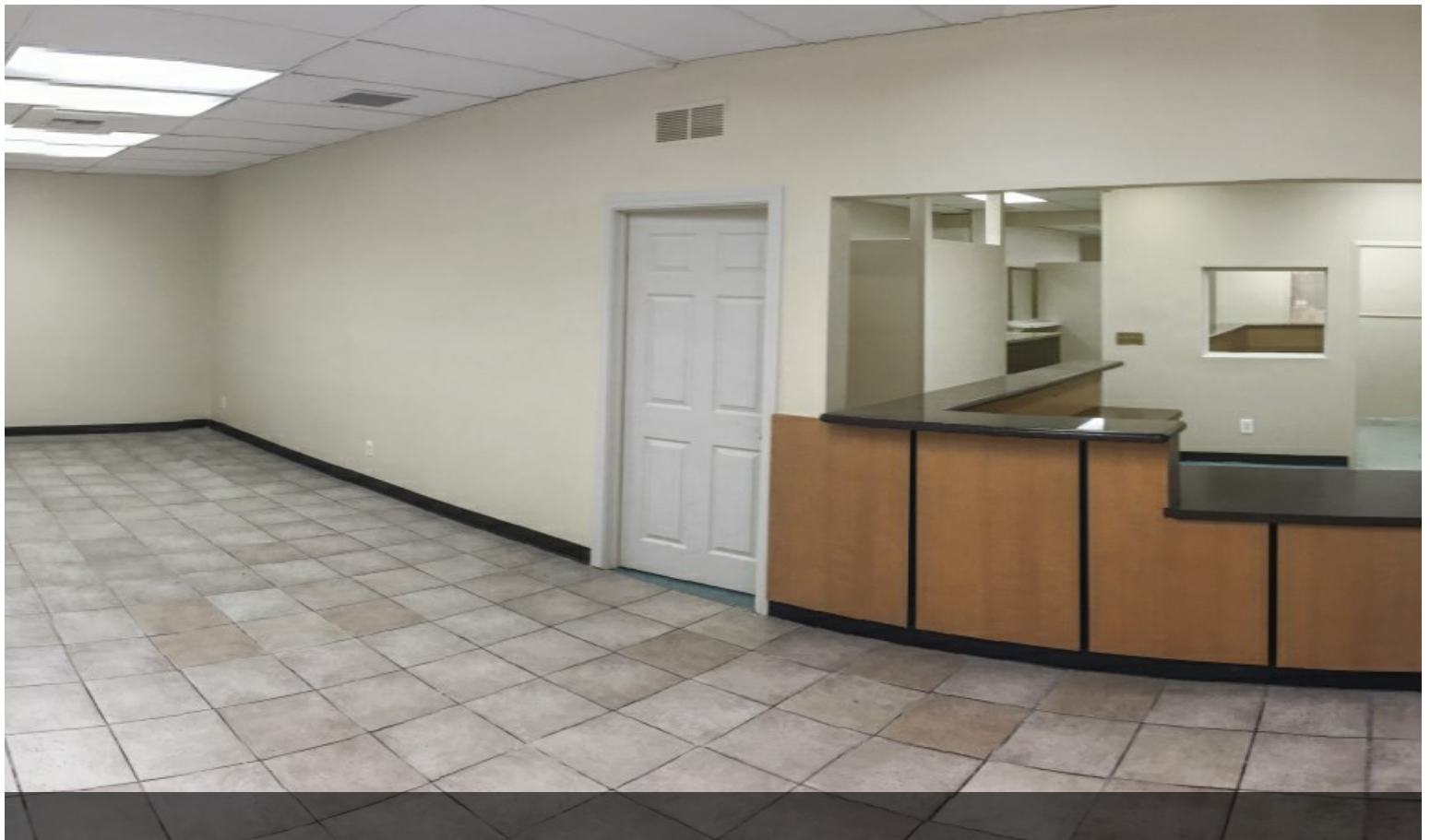
3529 Firestone Blvd, South Gate, CA 90280

Large 2800 sf office firestone blvd high traffic location. Former Dental office. Could be used for professional office or medical office. Dental chair hookups available. Attached separate office in same building: 8737 San Antonio Back unit --1500 square feet is also available. Situated in well established office building. Multi-year lease available. Reception, waiting room, 8 offices/ exam rooms, conference room, breakroom, storage area and open lounge. - Co-tenant is a large 25 year Medical Practice with large amount of patients. A lot of referral and customers from established neighboring Physician. - Walking distance to numerous nearby amenities - High density area - High Traffic Location Potential for professional office, medical office, office, divisible commercial space,

Property Photos



Property Photos



Property Photos

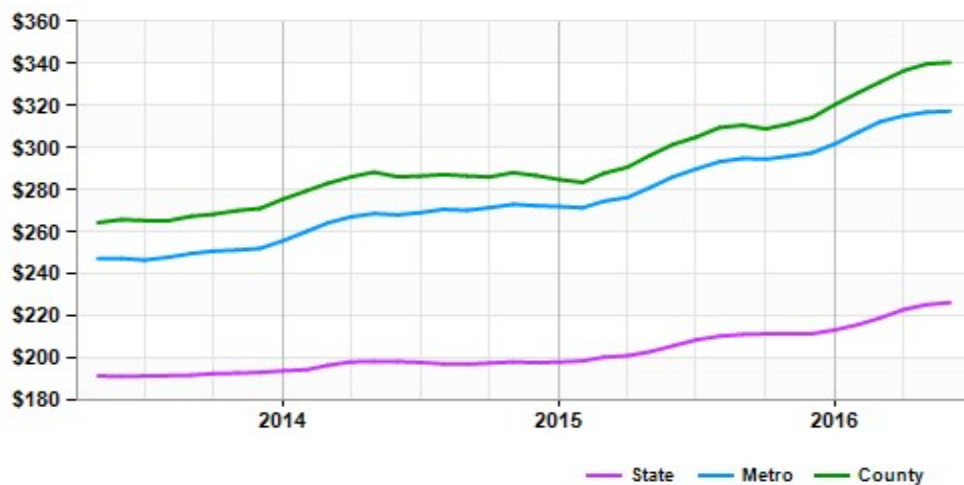


Property Photos



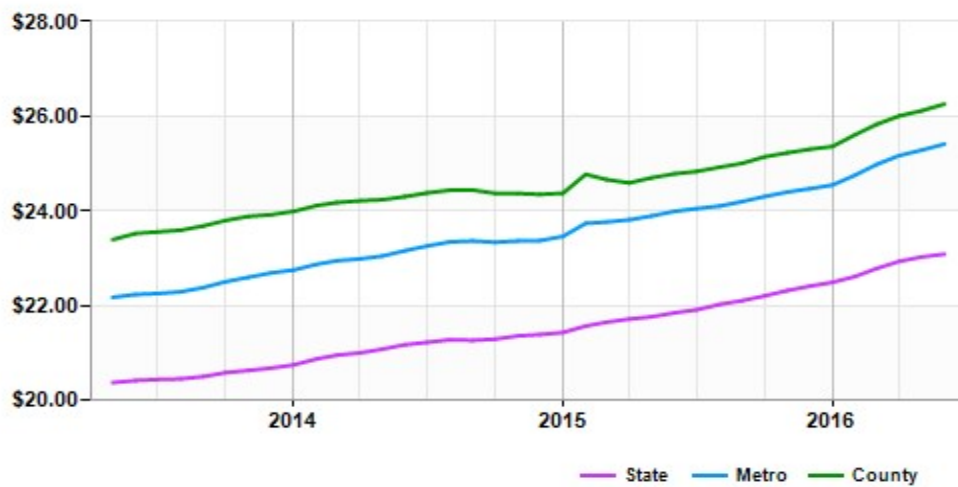
Market Trends

Asking Prices Office for Sale South Gate, CA (\$/SF)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$226	+3.3%	+10.0%
Metro	\$317	+1.6%	+10.9%
County	\$340	+2.8%	+12.9%

Asking Rent Office for Lease South Gate, CA (\$/SF/Year)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$23.08	+1.3%	+5.7%
Metro	\$25.41	+1.7%	+5.9%
County	\$26.25	+1.7%	+6.0%

Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	26,924	219,563	498,789
2015 Female Population	27,775	224,047	511,659
% 2015 Male Population	49.22%	49.49%	49.36%
% 2015 Female Population	50.78%	50.51%	50.64%
2015 Total Population: Adult	38,633	305,351	696,414
2015 Total Daytime Population	41,656	356,970	908,109
2015 Total Employees	7,929	76,149	264,430
2015 Total Population: Median Age	30	29	29
2015 Total Population: Adult Median Age	41	40	40
2015 Total population: Under 5 years	4,518	39,510	90,640
2015 Total population: 5 to 9 years	4,512	39,068	88,154
2015 Total population: 10 to 14 years	4,370	37,220	84,524
2015 Total population: 15 to 19 years	4,628	38,680	87,269
2015 Total population: 20 to 24 years	4,871	39,692	90,531
2015 Total population: 25 to 29 years	4,602	37,694	84,673
2015 Total population: 30 to 34 years	4,295	34,687	79,233
2015 Total population: 35 to 39 years	3,929	31,138	69,802
2015 Total population: 40 to 44 years	3,726	30,091	67,202
2015 Total population: 45 to 49 years	3,278	25,941	59,684
2015 Total population: 50 to 54 years	3,098	24,083	55,889
2015 Total population: 55 to 59 years	2,847	20,846	47,488
2015 Total population: 60 to 64 years	2,057	15,154	34,195
2015 Total population: 65 to 69 years	1,526	11,510	25,638
2015 Total population: 70 to 74 years	975	7,338	17,199
2015 Total population: 75 to 79 years	639	4,764	11,951
2015 Total population: 80 to 84 years	414	3,213	8,241
2015 Total population: 85 years and over	414	2,981	8,135
% 2015 Total population: Under 5 years	8.26%	8.91%	8.97%
% 2015 Total population: 5 to 9 years	8.25%	8.81%	8.72%
% 2015 Total population: 10 to 14 years	7.99%	8.39%	8.37%
% 2015 Total population: 15 to 19 years	8.46%	8.72%	8.64%
% 2015 Total population: 20 to 24 years	8.91%	8.95%	8.96%
% 2015 Total population: 25 to 29 years	8.41%	8.50%	8.38%
% 2015 Total population: 30 to 34 years	7.85%	7.82%	7.84%
% 2015 Total population: 35 to 39 years	7.18%	7.02%	6.91%
% 2015 Total population: 40 to 44 years	6.81%	6.78%	6.65%
% 2015 Total population: 45 to 49 years	5.99%	5.85%	5.91%
% 2015 Total population: 50 to 54 years	5.66%	5.43%	5.53%
% 2015 Total population: 55 to 59 years	5.20%	4.70%	4.70%
% 2015 Total population: 60 to 64 years	3.76%	3.42%	3.38%
% 2015 Total population: 65 to 69 years	2.79%	2.59%	2.54%
% 2015 Total population: 70 to 74 years	1.78%	1.65%	1.70%
% 2015 Total population: 75 to 79 years	1.17%	1.07%	1.18%

Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Total population: 80 to 84 years	0.76%	0.72%	0.82%
% 2015 Total population: 85 years and over	0.76%	0.67%	0.81%
2015 White alone	27,321	197,829	397,284
2015 Black or African American alone	341	26,715	127,840
2015 American Indian and Alaska Native alone	500	4,120	9,054
2015 Asian alone	246	2,866	10,712
2015 Native Hawaiian and OPI alone	55	450	2,022
2015 Some Other Race alone	24,154	194,003	422,689
2015 Two or More Races alone	2,082	17,627	40,847
2015 Hispanic	52,976	404,639	842,737
2015 Not Hispanic	1,723	38,971	167,711
% 2015 White alone	49.95%	44.60%	39.32%
% 2015 Black or African American alone	0.62%	6.02%	12.65%
% 2015 American Indian and Alaska Native alone	0.91%	0.93%	0.90%
% 2015 Asian alone	0.45%	0.65%	1.06%
% 2015 Native Hawaiian and OPI alone	0.10%	0.10%	0.20%
% 2015 Some Other Race alone	44.16%	43.73%	41.83%
% 2015 Two or More Races alone	3.81%	3.97%	4.04%
% 2015 Hispanic	96.85%	91.22%	83.40%
% 2015 Not Hispanic	3.15%	8.78%	16.60%
2015 Not Hispanic: White alone	2,123	15,651	45,067
2015 Not Hispanic: Black or African American alone	207	31,184	150,458
2015 Not Hispanic: American Indian and Alaska Native alone	100	847	1,896
2015 Not Hispanic: Asian alone	227	2,706	10,057
2015 Not Hispanic: Native Hawaiian and OPI alone	23	367	1,983
2015 Not Hispanic: Some Other Race alone	31	341	1,098
2015 Not Hispanic: Two or More Races	192	1,707	5,712
% 2015 Not Hispanic: White alone	3.86%	3.58%	4.66%
% 2015 Not Hispanic: Black or African American alone	0.38%	7.13%	15.57%
% 2015 Not Hispanic: American Indian and Alaska Native alone	0.18%	0.19%	0.20%
% 2015 Not Hispanic: Asian alone	0.41%	0.62%	1.04%
% 2015 Not Hispanic: Native Hawaiian and OPI alone	0.04%	0.08%	0.21%
% 2015 Not Hispanic: Some Other Race alone	0.06%	0.08%	0.11%
% 2015 Not Hispanic: Two or More Races	0.35%	0.39%	0.59%
Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2015 Total Population	54,699	443,610	1,010,448
2015 Households	13,250	103,032	240,210

Demographics

Population Change (Cont.)

	1-mi.	3-mi.	5-mi.
Population Change 2010-2015	1,016	6,047	16,624
Household Change 2010-2015	77	176	1,093
% Population Change 2010-2015	1.89%	1.38%	1.67%
% Household Change 2010-2015	0.58%	0.17%	0.46%
Population Change 2000-2015	-329	6,266	43,895
Household Change 2000-2015	219	2,231	7,670
% Population Change 2000 to 2015	-0.60%	1.43%	4.54%
% Household Change 2000 to 2015	1.68%	2.21%	3.30%

Housing

	1-mi.	3-mi.	5-mi.
2015 Housing Units	13,543	105,595	246,544
2015 Occupied Housing Units	13,032	100,807	232,548
2015 Owner Occupied Housing Units	4,965	36,476	92,822
2015 Renter Occupied Housing Units	8,067	64,331	139,726
2015 Vacant Housings Units	511	4,767	14,006
% 2015 Occupied Housing Units	96.23%	95.47%	94.32%
% 2015 Owner occupied housing units	38.10%	36.18%	39.92%
% 2015 Renter occupied housing units	61.90%	63.82%	60.08%
% 2000 Vacant housing units	3.77%	4.51%	5.68%

Income

	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$42,079	\$38,909	\$39,336
2015 Household Income: Average	\$53,581	\$49,792	\$51,111
2015 Per Capita Income	\$13,004	\$11,685	\$12,251
2015 Household income: Less than \$10,000	819	8,337	21,480
2015 Household income: \$10,000 to \$14,999	933	8,266	19,036
2015 Household income: \$15,000 to \$19,999	993	8,540	19,357
2015 Household income: \$20,000 to \$24,999	937	7,825	17,555
2015 Household income: \$25,000 to \$29,999	894	6,742	14,931
2015 Household income: \$30,000 to \$34,999	850	6,649	15,250
2015 Household income: \$35,000 to \$39,999	867	6,595	14,406
2015 Household income: \$40,000 to \$44,999	798	6,000	13,310
2015 Household income: \$45,000 to \$49,999	642	5,216	12,281
2015 Household income: \$50,000 to \$59,999	1,221	8,951	20,557
2015 Household income: \$60,000 to \$74,999	1,456	10,403	23,066
2015 Household income: \$75,000 to \$99,999	1,383	9,619	23,516
2015 Household income: \$100,000 to \$124,999	713	4,821	12,237
2015 Household income: \$125,000 to \$149,999	347	2,441	5,848
2015 Household income: \$150,000 to \$199,999	267	1,860	5,178
2015 Household income: \$200,000 or more	130	767	2,202
% 2015 Household income: Less than \$10,000	6.18%	8.09%	8.94%
% 2015 Household income: \$10,000 to \$14,999	7.04%	8.02%	7.92%

Demographics

Income (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Household income: \$15,000 to \$19,999	7.49%	8.29%	8.06%
% 2015 Household income: \$20,000 to \$24,999	7.07%	7.59%	7.31%
% 2015 Household income: \$25,000 to \$29,999	6.75%	6.54%	6.22%
% 2015 Household income: \$30,000 to \$34,999	6.42%	6.45%	6.35%
% 2015 Household income: \$35,000 to \$39,999	6.54%	6.40%	6.00%
% 2015 Household income: \$40,000 to \$44,999	6.02%	5.82%	5.54%
% 2015 Household income: \$45,000 to \$49,999	4.85%	5.06%	5.11%
% 2015 Household income: \$50,000 to \$59,999	9.22%	8.69%	8.56%
% 2015 Household income: \$60,000 to \$74,999	10.99%	10.10%	9.60%
% 2015 Household income: \$75,000 to \$99,999	10.44%	9.34%	9.79%
% 2015 Household income: \$100,000 to \$124,999	5.38%	4.68%	5.09%
% 2015 Household income: \$125,000 to \$149,999	2.62%	2.37%	2.43%
% 2015 Household income: \$150,000 to \$199,999	2.02%	1.81%	2.16%
% 2015 Household income: \$200,000 or more	0.98%	0.74%	0.92%

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	\$3,758,199	\$28,816,523	\$66,530,494
2015 Jewelry stores	\$1,181,832	\$9,035,308	\$21,238,145
2015 Mens clothing stores	\$4,165,453	\$31,864,937	\$74,217,533
2015 Shoe stores	\$4,319,117	\$32,991,218	\$76,552,506
2015 Womens clothing stores	\$6,686,663	\$51,179,285	\$120,145,944
2015 Automobile dealers	\$50,059,460	\$382,270,764	\$900,853,900
2015 Automotive parts and accessories stores	\$9,902,936	\$75,852,103	\$178,664,500
2015 Other motor vehicle dealers	\$1,287,136	\$10,010,026	\$23,891,861
2015 Tire dealers	\$4,430,577	\$33,938,560	\$79,924,528
2015 Hardware stores	\$189,819	\$1,445,666	\$3,446,771
2015 Home centers	\$1,863,833	\$14,123,888	\$33,778,636
2015 Nursery and garden centers	\$2,138,769	\$16,251,464	\$39,170,055
2015 Outdoor power equipment stores	\$1,059,927	\$8,044,562	\$19,145,915
2015 Paint andwallpaper stores	\$232,993	\$1,769,666	\$4,195,067
2015 Appliance, television, and other electronics stores	\$6,606,506	\$50,459,222	\$119,308,461
2015 Camera andphotographic supplies stores	\$488,056	\$3,720,984	\$8,829,501
2015 Computer andsoftware stores	\$19,061,643	\$146,649,980	\$344,461,369
2015 Beer, wine, and liquor stores	\$3,308,299	\$25,360,340	\$59,578,821
2015 Convenience stores	\$15,965,067	\$122,442,667	\$284,748,886
2015 Restaurant Expenditures	\$13,783,087	\$105,299,879	\$247,100,026
2015 Supermarkets and other grocery (except convenience) stores	\$56,158,428	\$431,905,114	\$1,009,603,902
2015 Furniture stores	\$4,866,259	\$37,119,112	\$87,184,404
2015 Home furnishings stores	\$16,373,794	\$125,407,252	\$296,333,037
2015 General merchandise stores	\$86,840,830	\$663,843,794	\$1,565,526,191
2015 Gasoline stations with convenience stores	\$48,267,836	\$370,015,051	\$864,021,668
2015 Other gasoline stations	\$34,286,623	\$262,787,792	\$614,452,912
2015 Department stores (excl leased depts)	\$85,658,998	\$654,808,486	\$1,544,288,046
2015 General merchandise stores	\$86,840,830	\$663,843,794	\$1,565,526,191
2015 Other health and personal care stores	\$3,332,347	\$25,490,351	\$60,261,544

Demographics

Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2015 Pharmacies and drug stores	\$13,506,326	\$103,671,244	\$244,793,791
2015 Pet and pet supplies stores	\$3,589,706	\$27,567,642	\$65,273,910
2015 Book, periodical, and music stores	\$508,271	\$3,893,916	\$9,316,345
2015 Hobby, toy, and game stores	\$1,595,838	\$12,263,877	\$28,935,127
2015 Musical instrument and supplies stores	\$151,589	\$1,161,320	\$2,755,677
2015 Sewing, needlework, and piece goods stores	\$279,610	\$2,141,787	\$5,087,711
2015 Sporting goods stores	\$1,492,496	\$11,398,789	\$26,992,643